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RE: L Polson Westshore Sewer, Phase I
Lake County

Ladies and Gentlemen:

The enclosed Preliminary Environmental Review has been prepared for the above referenced project and is submitted for your consideration. Questions and comments will be accepted until February 21, 1984. One extension time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Steven L. Pilcher, Chief
Water Quality Bureau
Environmental Sciences Division

SLP:ca
Enc.



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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences/Water Quality

Project or Application Polson Westshore Sewer, Phase I

Description of Project This project consists of 110 feet of 10 inch diameter gravity sewer, 4590 feet of 12 inch diameter gravity sewer, 2505 feet of 6 inch diameter force main, and a pump station with three 240 gpm pumps. It will serve a 252 acre area adjacent to Polson along the west shore of Flathead Lake. The sewer is designed to ultimately serve 1030 acres.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages See
1. Terrestrial & aquatic life and habitats			X			1.1.1
2. Water quality, quantity and distribution		X				1.2.1-1.2.4
3. Geology & soil quality, stability and moisture				X		1.3.1
4. Vegetation cover, quantity and quality		X				1.4.1-1.4.2
5. Aesthetics		X				1.5.1&1.5.2
6. Air quality			X			1.6.1
7. Unique, endangered, fragile, or limited environmental resources			X			1.2.2,1.2.3, 1.7.1
8. Demands on environmental resources of land, water, air & energy		X				1.8.1-1.8.4
9. Historical and archaeological sites					X	1.9.1

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		2.1.1
2. Cultural uniqueness and diversity				X		2.2.1
3. Local and state tax base & tax revenue		X				2.3.1&2.3.2
4. Agricultural or industrial production			X			2.4.1&2.4.2
5. Human health			X			2.5.1
6. Quantity and distribution of community and personal income		X				2.6.1
7. Access to and quality of recreational and wilderness activities			X			2.7.1&2.7.2
8. Quantity and distribution of employment			X			2.8.1&2.8.2
9. Distribution and density of population and housing		X				2.9.1
10. Demands for government services		X				2.10.1&2.10.2
11. Industrial & commercial activity			X			2.11.1
12. Demands for energy				X		2.12.1
13. Locally adopted environmental plans & goals				X		2.13.1
14. Transportation networks & traffic flows		X				2.14.1-2.14.3

Other groups or agencies contacted or which may have overlapping jurisdiction Salish & Kootenai Confederated Tribes, Lake

County Land Services Dept., Lake County Soil Conservation District & Montana Department of Highways

Individuals or groups contributing to this PER. Polson Community Development Agency,

Gene Marcille; Thomas, Dean & Hoskins, Inc., Michael Fraser

Recommendation concerning preparation of EIS It is recommended that an EIS not be prepared.

PER Prepared by: Roy A. Wells

Date: February 6, 1984

Polson Westshore Sewer PER Comments

1.1 Terrestrial and Aquatic Life and Habitats

1.1.1 The impact on the area that will eventually be served by the sewer should be minor for the following reasons:

- a. Wildlife habitat along the shore of Flathead Lake has already been essentially eliminated by existing development.
- b. There are no wetlands.
- c. The area is composed primarily of open fields, some of which are already developed.
- d. There are a few brush and tree covered drainage ways. These should be retained.

1.2 Water Quality, Quantity and Distribution

1.2.1 Providing sewerage to an area already partially developed will improve groundwater quality by making it possible to eliminate existing poorly functioning subsurface disposal systems. The area has high groundwater and soils unsuited for subsurface sewage disposal.

1.2.2 Flathead Lake water quality should be enhanced by removing sewage generated nutrients from the lake's drainage basin.

1.2.3 Increased urban runoff could adversely affect the lake unless mitigating measures are implemented.

1.2.4. Temporary degradation of the lake will occur during construction but can be minimized by best management practices.

1.3 Geology and Soil Quality, Stability and Moisture

1.3.1 Surface soils are primarily lacustrine clay. Development should have no effect on soil stability or moisture.

1.4 Vegetation Cover, Quantity and Quality

1.4.1 Much of the undeveloped portion of the area is covered with native grasses with the remainder being cultivated.

1.4.2 Ultimately much of the native grass will be replaced by roads, buildings, and lawns as development takes place.

1.5 Aesthetics

1.5.1 From a visual perspective there will be a change from an area which is in the preliminary stages of development to a basically suburban area.

1.5.2 A motel-convention center-marina is planned for the southern end of the service area.

1.6 Air Quality

1.6.1 There will be some reduction in air quality due to increased vehicular and home heating emissions.

1.7 Unique, Endangered, Fragile or Limited Environmental Resources

1.7.1 Aside from Flathead Lake itself, no other unique, endangered, fragile or limited environmental resources are known to exist in the service area.

1.8 Demands on Environmental Resources of Land, Water, Air and Energy

1.8.1 The land within the service area will be used for development.

1.8.2 Water will be needed to serve the domestic and irrigation needs of the developed area.

1.8.3 Increased electrical energy will be needed to pump water to the area and to pump sewage from the area.

1.8.4 Energy will be needed to heat dwellings within the service area.

1.9 Historical and Archaeological Sites

1.9.1 Considerable construction has already taken place in the area and no sites have been identified.

2.1 Social Structures and Mores

2.1.1 There is no reason to believe that new residents of the area served would have any effect on the social structures or mores of the general area.

2.2 Cultural Uniqueness and Diversity

2.2.1 There is no reason to believe that new residents of the area served would have any effect on the cultural uniqueness or diversity of the general area.

2.3 Local and State Tax Base and Tax Revenue

2.3.1 Increased property values resulting from the construction of residences and the motel-convention center-marina will result in higher tax bases and tax revenues. The convention center will create jobs that will generate increased state income tax revenues.

2.3.2 Phase I will add 240 acres to Polson which will immediately increase the taxable value of Polson \$1,137,000. The convention center will add another \$1,350,000. Increased taxes are estimated to be nearly \$17,000.

2.4 Agricultural or Industrial Production

2.4.1 The cultivated agricultural lands in the service area are marginal due to the heavy silty soils. Ultimately the cultivated area and range area will be converted to non-agricultural activities.

2.4.2 No industrial production will be affected.

2.5 Human Health

2.5.1 There should be some reduction in health hazard by eliminating drainfields that do not function properly due to unsuitable soils.

2.6 Quantity and Distribution of Community and Personal Income

2.6.1 Employment created by construction and the convention center will create increased demands for goods and services. Persons engaged in satisfying these demands should experience higher incomes.

2.7 Access to and Quality of Recreational and Wilderness Activities

2.7.1 The marina associated with the proposed convention center may increase access to the lake for recreational purposes.

2.7.2 There are no nearby wilderness areas whose access or quality will be impacted by further development of the service area.

2.8 Quantity and Distribution of Employment

2.8.1 The proposed convention center will increase employment in the area. A corresponding shift in employment to activities related to the convention center will result.

2.8.2 Construction of the convention center would have only a temporary effect on employment and its distribution.

2.9 Distribution and Density of Population and Housing

- 2.9.1 Development of the service area will result in a shift in Polson's population toward the west shore. The ultimate population density in the service area even with public water and sewer is expected to remain rather low, i.e. 3.2 persons per acre.

2.10 Demands for Government Services

- 2.10.1 It is anticipated that the service area will require from the City of Polson the following services:

- a. sewer maintenance,
- b. police protection
- c. road maintenance, limited to single frontage road and airport access road
- d. schools

- 2.10.2 Fire protection will continue to be provided by the rural fire department.

2.11 Industrial and Commercial Activity

- 2.11.1 Development of the service area should have no effect on industrial activity. A minor effect in commercial activity might be observable in businesses being busier.

2.12 Demand for Energy

- 2.12.1 There is no reason to expect that the increased demand for energy in the area would create any problems.

2.13 Locally Adopted Environmental Plans and Goals

- 2.13.1 As a condition of providing sewerage the City of Polson requires annexation. This will assure that the west shore area's plans and goals are in harmony with the city's.

2.14 Transportation Networks and Traffic Flows

- 2.14.1 Development of the area will result in increased number of roads, traffic, road maintenance and associated problems.
- 2.14.2 It is reasonable to expect that local traffic across the bridge will increase.
- 2.14.3 Meshing increased local traffic with highway traffic is likely to be a problem.

References

1. Morrison-Maierle, Inc., Facility Plan and Related Studies for the Community of Polson, Montana, 1977
2. Thomas, Dean & Hoskins, Inc., Polson Westshore Water and Sewer System Study, 1982

